E1/2 OF THE DESC PROPERTY:
COMM SE COR OF SE1/4 OF NW1/4, R
POB, CONT W 420 FT, N 210 FT, E

HOLBROOKS ELMER ALLEN/HOLBROOKS PRISCILLA LYNN
208 SW FREEMAN GLN
LAKE CITY, FL 32024

**2026**

**01-5S-16-03388-002**

## BUILDING CHARACTERISTICS

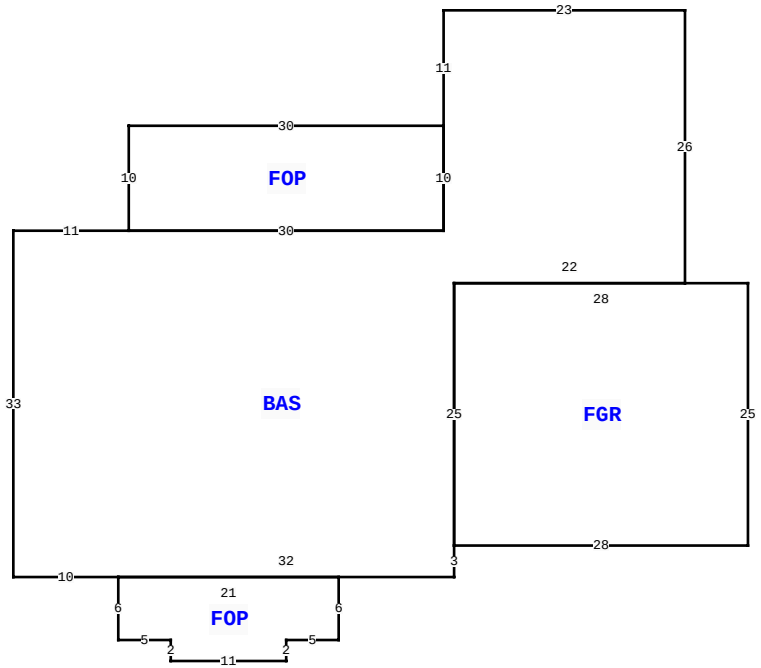
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,979 | 100 | | 1,979 | 214,194 |
| FGR | 700 | 55 | | 385 | 41,670 |
| FOP | 148 | 30 | | 44 | 4,762 |
| FOP | 300 | 30 | | 90 | 9,741 |
| TOTALS | 3,127 | | | 2,498 | 270,367 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,498 | 123.9700 | 138.85 | 346,847 | 2004 | 2004 | 0 | 0 | 0 | 22.05 | 77.95 |

2 SINGLE FAM 0% - 2026 Heated Area: 1979 HX Base Yr




208 SW FREEMAN GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 270,367 |
| TOTAL MARKET OB/XF VALUE | 47,183 |
| TOTAL LAND VALUE - MARKET | 23,000 |
| TOTAL MARKET VALUE | 340,550 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 340,550 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,550 |
| TOTAL JUST VALUE | 340,550 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 345,040 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053966 | Roof Replacement | 18,000 | 09/02/2025 |
| 26353 | POOL | 210 | 10/23/2007 |
| 21305 | SFR | 490 | 12/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1557/2632 | 1/08/2026 | WD | Q | I | 01 | 425,000 |
| GRANTOR: NICHOLS PETER D | | | | | | |
| GRANTEE: HOLBROOKS ELMER ALL | | | | | | |
| 1102/0207 | 11/14/2006 | WD | Q | I | 06 | 28,800 |
| GRANTOR: PETER D & JACKIE J NI | | | | | | |
| GRANTEE: LOIS MOLINA & JACKI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 S33 E10 FOP= S6 E5 S2 E11 N2 E5 N6 W21$ E32 N3 FGR= E28 N25 W28 S25$ N25 E22 N26 W23 S11 FOP= W30 S10 E30 N10$ S10 W30$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 24 | 25 | 600.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 22 | 40 | 880.00 | UT | 70.00 | 70.00 | 100 | 2008 | 2008 | 3 | 58 | 35,728 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 16 | 10 | 160.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 360 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 24 | 288.00 | UT | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 100 | 4,320 | |
| 5 | 0251 | LEAN TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 250.00 | UT | 15.50 | 15.50 | 100 | 2009 | 2009 | 3 | 100 | 3,875 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,183

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 03/16/2026 BY TP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/09/2026 BY SYS